

# **Appendix II**

## **Excerpts from Scenic Highway and Route Element Regarding Landscaping Plans**

**NOTE: This document is reproduced here in order to provide information regarding theme trees along scenic routes in the City. Other information in this document may be outdated and will be revised as necessary as a part of General Plan implementation.**

**Community Development Department**

**January 1975**

**City of Fremont**

**Amended March 1991**

## Fact Sheet

**Limits of Route:**

Northern city limits to southern city limits.

**Length:**

Approximately 12.5 miles.

**Type and Width:**

State Freeway – six lanes.

**Traffic Volume:**

84,000 vehicles per day (peak month count).

**Other Scenic Designations:**

Alameda County Scenic Route.

**Existing Land Uses:**

Residential, agricultural and industrial.

**Planned Land Uses:**

1. Major shopping center in Newark.
2. Crocker Industrial Park.
3. Southern Pacific Industrial Park.

**Topography:**

Relatively flat.

**Landscaping Theme:**

Lombardy Poplar (populus nigra "italia") as a unifying tree element. See discussion of Exhibit 6-C.

**Outstanding Features:**

Occasional vistas of Mission Peak, Coyote Hills, Ardenwood and Alameda Creek. The vista of the General Motors plant as a significant architectural form.

**Disruptive Elements:**

Unsightly industrial storage yards and buildings.

# Mission Freeway Interstate Route 680

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## Fact Sheet

**Limits of Route:**

Western city limits to the southern city limits.

**Length:**

7.6 miles.

**Type and Width:**

State Freeway – six lanes.

**Traffic Volume:**

From 38,500 vehicles per day at the western end to 10,000 vehicles per day at the southern end.

**Other Scenic Designations:**

California State Scenic Route (eligible), and Alameda County Scenic Route.

**Existing Land Uses:**

Some residential and industrial, but mostly undeveloped land.

**Planned Land Uses:**

Loop trails system in the north and middle canyon of the Mission Hills West Target Plan Area.

**Topography:**

Hilly in the eastern portion and flat in the southern portion.

**Outstanding Features:**

Almost continuous vistas of Fremont and the south bay region.

**Disruptive Elements:**

Scarred quarried hills in the section of the south ridge of the Mission Hills West Target Plan Area.

# Dumbarton Freeway Route 84

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## Fact Sheet

**Limits of Route:**

I-880 Freeway to the western city limits in the Bay.

**Length:**

6 miles.

**Type and Width:**

State Parkway.

**Traffic Volume:**

The present Dumbarton Bridge volume is 30,000 vehicles per day.

**Other Scenic Designations:**

Alameda County Scenic Route Element.

**Existing Land Uses:**

Agricultural and salt ponds.

**Planned Land Uses:**

Major residential development is proposed in Newark adjacent to Ardenwood.

**Topography:**

Flat.

**Outstanding Feature:**

The only link between Fremont and the Peninsula with vistas of Ardenwood agricultural land, salt ponds and the south bay area.

# Paseo Padre Parkway

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## Fact Sheet

### **Limits of Route:**

*Existing:* From Fremont Boulevard to Peralta Boulevard.

Martha Avenue to Washington Boulevard.

*Proposed:* Peralta Boulevard to Martha Avenue and Washington Boulevard to Interstate I-880, Fremont Boulevard to proposed Dumbarton approach freeway.

### **Length:**

*Existing:* 10.0 miles.

*Proposed:* Exact alignment unknown.

### **Type and Width:**

Parkway; 120 foot right-of-way (four lanes and median).

### **Traffic Volume:**

From 45,000 vehicles per day at Stevenson Boulevard to 4,700 vehicles per day at Fremont Boulevard.

### **Other Scenic Designations:**

Alameda County Scenic Route.

### **Existing Land Uses:**

Residential and commercial.

### **Planned Land Uses:**

1. Alameda County Court House.
2. Continuing planning for the Quarry Park.

### **Topography:**

Primarily flat at the existing section and the section proposed to go through the Northern Plain; and hilly for the section south of Washington Boulevard.

### **Landscaping Theme:**

Tulip tree and Holly Oak; no new tulip trees to be planted, replace with Sycamore or Liquidambar.

**Outstanding Features:**

Vistas of hills, Mission Peak and the quarry water features.

**Disruptive Elements:**

Some parking lots could benefit from additional screening.

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# Landscaping

**Section A – Fremont Boulevard to Langhorn**

**Street Trees:** North Side – open field – no trees; South Side – Northgate Apartments are landscaped with Monterey Pines which are serving as street trees. North side developed with church and Northgate Community Park.

**Note:** This portion of Paseo Padre Parkway is only partially developed. Street improvements are only on one side. As this area is developed according to the General Plan, so will the landscape and street tree installations. Medians now exist with mixed various shrubs and trees – Liquidambar and flowering plum.

One-quarter (1/4) mile east of Fremont Boulevard, street landscaping begins on the south side.

**Designated Tree:** Tulip Tree.

**Backup Landscaping:** Groundcover – Chip Seal; Shrubs – Pink Indian Hawthorne and Viburnum.

**Section B – Langhorn Drive to Decoto Road**

**Street Trees:** North and South Sides – Tulip trees.

**Median Landscape:** Developed with mixed various shrubs and trees – Liquidambar and Canary Island Pines.

**Backup Landscape:** Trees – Aleppo Pines; Shrubs – Junipers and Viburnum; Groundcover – Gazania and Hypericum.

**Intersection Landscape:** None existing.

**Section C – Decoto Road to Tamayo Street**

**Street Trees:** Non-existent.

**Median Landscape:** Undeveloped.

**Note:** Street trees (Tulip trees) and backup landscape as listed in Section B begin one-quarter (1/4) mile south of the Paseo Padre/Decoto intersection and continue on to the next section.

**Intersection:** Paseo Padre Parkway and Tamayo – no median; street trees on west side only along with backup landscape.

#### **Section D – Tamayo Street to Isherwood Drive**

**Street Trees:** West Side Only – Tulip trees and backup landscape.

**Median:** East Side – Undeveloped.

#### **Section E – Isherwood Drive to Thornton Avenue**

**Street Trees:** Both East and West Sides – Designated tree (Tulip tree).

**Median Landscape:** Developed mixed various shrubs; Deodor Cedar trees.

**Backup Landscape:** Same as Section B.

#### **Section F – Thornton Avenue to Sequoia Road**

Roadsides are developed and landscaped in lawn and shrubs. Street trees are Tulip trees and Liquidambar.

**Note:** No street improvements except center median – plant material similar to that in Section B. No trees are planted along this stretch of roadway. Both sides are currently in gravel pit operations.

#### **Section G – Sequoia Road to Peralta Boulevard**

**Street Trees:** East Side – Fully planted with designated street tree – Tulip tree; West Side – Also fully developed in street tree and landscape plantings.

**Median Landscape:** Fully developed; Trees – Eucalyptus, Canary Island Pine and Moraine Ash; Shrubs – Junipers and Pink Indian Hawthorne; Groundcover – Iceplant and Hypericum.

#### **Section H – Eggers Drive to Country Drive**

**Street Trees:** Mixed varieties – Myoporum, Magnolia, Holly Oak, and California Pepper.

#### **Section I – Country Drive to Mowry Avenue**

**Street Trees:** West Side Only – Tulip trees.

**Median Landscape:** Developed with mixed shrubs, Tulip trees, Plum trees, Canary Island Pines.

## **Section J – Mowry Avenue to Walnut Avenue**

***Street Trees:*** East Side – Magnolia full length of Fashion Center shopping mall; West Side – Open agriculture fields.

***Median Planting:*** Heavily planted; Trees – Eucalyptus and Canary Island Pine; Shrubs – Hakea and Agapanthas (Lily of the Nile).

## **Section K – Walnut Avenue to Stevenson Boulevard**

***Street Trees:*** Open agriculture fields both sides; Trees – some Tulip trees, most mixed variety on private business property.

***Median Landscape:*** Planted similar to Section J.

***Designated Street Tree:*** Tulip tree.

## **Section L – Stevenson Boulevard to Grimmer Boulevard**

***Street Trees:*** Holly Oak (exists south of Mission View Drive on both sides of Paseo Padre Parkway); Central Park is not fronted with street trees.

***Median Landscape:*** Trees – Pistacia, Pine, Victorian Box, Olive and Redwood; Shrubs – Junipers and Lily of the Nile; Groundcover – No lawn in center divider.

## **Section M – Grimmer Boulevard to Driscoll Road**

***Street Trees:*** None; One-quarter (1/4) miles north of this intersection Tulip trees are on the west side – mixed types on the east side. New backup landscaping next to new homes at Paseo Padre Parkway and Hancock on west side and Paseo Padre Parkway and Shadow Brook Common.

***Median Landscape:*** Heavily planted with mixed shrubs and groundcover; Shrubs – Junipers and Pink Indian Hawthorne; Groundcover – Hypericum; Mixed variety of trees.

## **Section N – Driscoll Road to Olive Avenue**

***Street Tree:*** Predominantly Holly Oak.

***Median Landscape:*** Mixed plantings – informal design; Trees – Pepper, Canary Island Pine and Olive.

## **Section O – Olive Avenue to Washington Boulevard**

***Street Trees:*** None; Designated – Holly Oak.

***Median Landscape:*** Trees – Olive trees; Groundcover – No groundcover or lawn, only trees.

**Summary:** There are several different landscape situations that exist along



Paseo Padre Parkway. Different species of trees and landscape shrubs are used to accomplish certain effects. Since some areas are already established, they should be maintained as is rather than completely changed to meet a new design concept.

A certain amount of flexibility must be maintained in street tree and landscape material selection and design because of varying site conditions. Due to the existing variety in soil types, physical surroundings and micro climates, the use and design of plant material will vary. Nevertheless, it is possible through design to develop a general theme throughout a scenic route system within the city.

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## Thematic Trees

Tulip Tree – Fremont Boulevard to Stevenson Boulevard

Holly Oak – Stevenson Boulevard to Washington Boulevard

Tulip Tree – Durham Road to Curtner Road

Backup Landscaping of mixed shrubs, Canary Island Pines and Tulip trees – Durham Road to Mission Boulevard.

Center Divider Landscaping of mixed variety shrubs, Canary Island Pines and Sycamore trees – Mission Boulevard to Curtner Road.

Center Divider fully developed with a mixed variety of shrubs and trees (Canary Island Pine and Bradford Pears) – Fremont Boulevard west to Highway 84.

# Mission Boulevard

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## Fact Sheet

**Limits of Route:**

Northern city limits to Interstate I-880.

**Length:**

10 miles.

**Type and Width:**

Thoroughfare; 104 foot right-of-way (four lanes with median) to 168 foot wide right-of-way (four lanes with median and frontage road).

**Traffic Volume:**

From 27,000 vehicles per day at Mowry to 4,100 vehicles per day at Durham Road.

**Other Scenic Designations:**

Alameda County Scenic Route.

**Existing Land Uses:**

Primarily residential with commercial uses at Niles and Mission San Jose. Undeveloped agricultural lands south of Mission San Jose.

**Topography:**

Flat and slightly hilly.

**Landscaping Theme:**

Moraine Ash, Liquidambar, Palm and Olive trees.

**Outstanding Features:**

1. Continuous awareness that the route is in the foothill range.
2. Mission San Jose and Niles Historical areas.

**Disruptive Elements:**

1. Power lines.
2. Scarred quarry hills north of Niles Canyon Road.

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# Landscaping

## **Section A – Union City Boundary Line to Sullivan Underpass**

*Street Trees:* West Side – City Boundary to King Avenue – Olives. No street improvements – areas are open agricultural areas.

## **Section B – Sullivan Underpass to Niles Boulevard**

*Street Trees:* West Side – From Sullivan Underpass to Mayhews Road – Olive trees. No street improvements – areas are mostly open agricultural fields.

## **Section C – Niles Boulevard to Stevenson Boulevard**

*Note:* Open fields and unimproved areas exist with no landscaping.

## **Section D – Stevenson Boulevard to Las Palmas**

*Street Trees:* East Side – Liquidambar begins at Kimber Farms.

*Backup Landscape:* Mixed types – Eucalyptus, Pines, Palms and Flowering Plum.

## **Section E – Las Palmas to Driscoll Road**

*Street Trees:* East Side – Liquidambar; West Side – Palms.

*Backup Landscape:* Trees – Liquidambar; Shrubs – Abelia, Xylosma, and Photinia; Groundcover – Gazania and Hans Ivy.

## **Section F – Driscoll Road to Palm Avenue**

*Street Trees:* East Side – Open agriculture land; West Side Front of Mission High School – Carob tree.

## **Section G – Palm Avenue to San Dimas**

*Street Trees:* East Side – Open space, not developed; West Side – Carob trees and Sweet Gum.

## **Section H – San Dimas to Washington Boulevard**

*Street Trees:* Olive and Ash alternate sporadically up to Mill Creek Road; West Side – Palms; East Side (from Telles Lane) – Palms.

## Section I – Downtown Mission San Jose

**Street Trees:** Mayten trees have been planted on the west side of the street; East Side – Historic Olives planted along the east side to Hunter Lane; Open space, primarily agricultural land dominates to Warm Springs Boulevard.

**Summary:** There are several different landscape situations existing along Mission Boulevard. Several different species of trees have been planted in the past. Since these areas are fairly well established, they should be maintained rather than completely changed to meet new design plans. As mentioned in Summaries of Stevenson Boulevard and Paseo Padre Parkway, a certain amount of flexibility must be maintained in the selection of plant material. Maintaining continuity of design does not necessarily mean using a specific and limited variety of plant materials.

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## Thematic Trees

Moraine Ash – Union City Boundary Line to Stevenson Boulevard

Liquidambar – Stevenson Boulevard to Mill Creek Road

Palm – Mill Creek Road to Washington Boulevard

Olive – Washington Boulevard to I-880.

Center divider fully landscaped from Union City border to the Interstate 680 overpass, also from Durham Road to South Grimmer Boulevard.

# Fremont Boulevard

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## Fact Sheet

**Limits of Route:**

Northern city limits to Warm Springs Boulevard.

**Length:**

8.7 miles.

**Type and Width:**

Thoroughfare from 104 foot wide right-of-way (four lanes with median) to 200 foot wide right-of-way (six lanes with median).

**Traffic Volume:**

From 44,000 vehicles per day at Stevenson Boulevard to 12,000 vehicles per day at Warm Springs Boulevard.

**Other Scenic Designations:**

Alameda County Scenic Route.

**Existing Land Uses:**

Primarily residential and commercial.

**Topography:**

Flat.

**Landscaping Theme:**

Tulip tree and Victoria Box; Palm trees in Irvington area.

**Outstanding Features:**

Occasional vista of hills. Axial vista to hill ridges of Mission West Target Plan 1 area from Centerville to Irvington.

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## Landscaping

**Section A – Lake Arrowhead Avenue to Interstate I-880**

Backup lot with large greenbelt designed, turf, some shrubs, Poplar trees, Pine and Pepper trees.

**Street Trees:** Backup landscape trees serve as street trees – east side only, Eucalyptus and Pines.

## **Section B – Interstate I-880 to Darwin Drive**

*Median Landscape:* Center divider with lawn, shrubs and trees.

## **Section C – Darwin Drive to Decoto Road**

*Note:* Area is only partially developed – Tulip trees on east side only; center divider with lawn, shrubs and trees.

## **Section D – Decoto Road to Tamayo Street**

*Street Trees:* Open space both sides of street – undeveloped.

*Median Landscape:* Center divider with lawn, shrubs and trees.

## **Section E – Tamayo Street to Nicolet Avenue**

*Street Trees:* East side – Fronting on shopping center, Holly Oak and Elm trees.

*Median Landscape:* Center divider with lawn, shrubs and trees – Tulip and Canary Island Pine.

## **Section F – Nicolet Avenue to Alder Avenue**

*Street Trees:* East Side – Tulip trees; West Side – Open agricultural land.

*Median Landscape:* Center divider with lawn, shrubs and Tulip and Canary Island Pine trees.

## **Section G – Alder Avenue to Thornton Avenue**

*Street Trees:* West Side – Glossy Privet/Holly Oak; East Side – Mixed types.

*Median Landscape:* Trees – Mixed types; Shrubs – Abelia; Groundcover – Lawn.

## **Section H – Thornton Avenue to Peralta Boulevard**

*Street Trees:* Both Sides – Victorian Box.

## **Section I – Peralta Boulevard to Central Avenue**

*Street Trees:* Both Sides – Tulip trees fade into Victorian Box trees through the business district.

*Median Landscape:* No median through the business district.

### **Section J – Central Avenue to Eggers Drive**

*Street Trees:* Predominantly Tulip trees (both sides).

*Median Landscape:* Trees – Mixed types; Shrubs – Pink Indian Hawthorne & Lily of the Nile; Groundcover – Gazania.

### **Section K – Eggers Drive to Country Drive**

*Street Trees:* East Side Only – Holly Oak along front of Washington High School.

*Median Landscape:* Center divider with lawn, shrubs and a mixed variety of trees.

### **Section L – Country Drive to Monroe Avenue**

*Note:* Both sides developed – Tulip trees.

*Median Landscape:* Center divider with lawn, shrubs and a mixed variety of trees.

### **Section M – Monroe Avenue to Mowry Avenue**

*Street Trees:* Both sides – Tulip trees.

*Median Landscape:* Center divider with lawn, shrubs and a mixed variety of trees.

### **Section N – Mowry Avenue to Sundale Drive**

*Note:* Both sides of the street are open and undeveloped with the exception of shopping centers which have a variety of mixed plant material planted in front along the street. Oak trees.

*Median Landscape:* Center divider presently with no plant material, no automatic irrigation.

### **Section O – Sundale Drive to Stevenson Boulevard**

*Street Trees:* East Side – Tulip tree; West Side – Holly Oak.

*Median Landscape:* Mixed varieties; Shrubs – Pink Indian Hawthorne and Lily of the Nile; and lawn.

### **Section P – Stevenson Boulevard to Grimmer Boulevard**

*Street Trees:* Predominantly Modesto Ash.

*Median Landscape:* Center divider with lawn; Trees – Mayten tree; Shrubs – Rosemary and Lily of the Nile; Groundcover – Iceplant.

## **Section Q – Grimmer Boulevard to Washington Boulevard**

*Street Trees:* Holly Oak.

*Median Landscape:* No trees in median; Shrubs – Pink Indian Hawthorne and Lily of the Nile; only about 100 feet south of Grimmer Boulevard.

## **Section R – Washington Boulevard to Blacow Road**

*Street Trees:* Sparse plantings – mixed varieties of Holly Oak and Brazilian Pepper.

*Median Landscape:* No median or center divider.

## **Section S – Blacow Road to Interstate I-880**

*Note:* No landscaping – much of this area is in agricultural pasture land. Sparse plantings of horsetail trees (Casaurina) do occur.

*Median Landscape:* Unlandscaped center divider with gravel finish only; no plant material.

**Summary:** In the business districts, Victorian Box trees will be used to permit commercial sign exposure.

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# **Thematic Trees**

Tulip trees as street trees.

Victorian Box trees in commercial areas.

From Interstate I-880 to Lakeview Boulevard – Industrial Park area almost fully developed. Mixed variety of trees in mounds of grass – Pines, Plums, Alders, Peppers, etc.



# Warm Springs Boulevard

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## Fact Sheet

**Limits of Route:**

From Fremont Boulevard to the southern city limits.

**Length:**

4.1 miles.

**Type and Width:**

Industrial thoroughfare; 68 foot wide right-of-way (four lanes).

**Traffic Volume:**

9,600 vehicles per day at Fremont Boulevard to 6,500 vehicles per day at the southern city limits.

**Existing Land Uses:**

Industrial and undeveloped.

**Planned Land Uses:**

Crocker Industrial Park.

**Topography:**

Flat.

**Landscaping Theme:**

Pistacia tree and Raywood Ash.

**Outstanding Features:**

1. Rural quality.
2. Vista of hills and the Bay Region.

**Disruptive Features:**

Power lines.

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# Landscaping

## Section T – Fremont Boulevard to Mission Boulevard

*Street Trees:* Trees of mixed variety.

## Section U – Mission Boulevard to Lippert Avenue

*Street Trees:* Pistacia trees – both sides fully developed.

*Median Landscape:* Center divider fully developed with mixed variety of shrubs and trees.

## Section V – Lippert Avenue to Gable Drive

*Street Trees:* Both sides fully developed.

*Median Landscape:* Center divider fully developed with mixed variety of shrubs and trees.

*Backup Landscaping:* Trees – Olive; Shrubs – Rosemary.

## Section W – Gable Drive to Camphor Avenue

*Street Trees:* Both sides fully developed

*Median Landscape:* Center divider fully developed with mixed variety of shrubs and trees.

## Section X – Camphor Avenue to Scott Creek Road

*Street Trees:* Both sides fully developed with a mixed variety of trees.

*Median Landscape:* Center divider fully developed with mixed variety of shrubs and trees.

*Designated Tree:* Pistacia Chinensis

**Summary:** Most of the land fronting on Warm Springs Boulevard from Fremont Boulevard to Scott Creek Road and the Milpitas boundary is primarily agricultural in nature. As light industry increases, so will street improvements and the development of a landscape theme. Pistacia Chinensis is the designated tree for this boulevard.

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# Thematic Tree

Pistacia Chinensis

# Washington Boulevard

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## Fact Sheet

**Limits of Route:**

Fremont Boulevard to Mission Boulevard.

**Length:**

2.3 miles.

**Type and Width:**

Thoroughfare; 104 foot wide right-of-way (four lanes with median).

**Traffic Volume:**

24,000 vehicles per day at Fremont Boulevard to 4,700 vehicles per day at Mission Boulevard.

**Existing Land Uses:**

Commercial from Fremont Boulevard to Osgood Road and at Mission Boulevard; Residential elsewhere.

**Planned Land Uses:**

1. Residential development of the old Ohlone College campus.
2. Condominium development at the Giles Estate at Driscoll Road.

**Topography:**

Slightly hilly.

**Landscaping Theme:**

Olive/Liquidambar; limited use of Olive trees.

**Outstanding Features:**

View of Mission San Jose.

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## Landscaping

**Section A – Fremont Boulevard to Olive Avenue**

*Street Trees:* None – Mixed trees exist along undeveloped portions.

**Section B – Olive Avenue to Palm Avenue**

*Street Trees:* Mixed types – No organized development. Palm trees dominate the sky line.

**Section C – Palm Avenue to Washington Common**

*Street Trees:* South Side – Modesto Ash and Olive; North Side – Olive.

**Section D – Washington Common to Jerome Avenue**

*Street Trees:* Mixed types – No street improvement.

**Section E – Jerome Avenue to Bryant Street**

*Street Trees:* South Side – Olive trees; North Side – Mixed types.

**Section F – Bryant Street to Mission Boulevard**

*Street Trees:* None – No street improvements; old California Peppers in front of church property.

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## Thematic Tree

Olive Tree

# Mowry Avenue

(including 3,500 foot portion previously known as Peralta Boulevard)

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## Fact Sheet

**Limits of Route:**

From Interstate I-880 to Mission Boulevard.

**Length:**

Approximately 3.7 miles.

**Type and Width:**

Thoroughfare; varies from 104 foot right-of-way (four lanes with median) to 168 foot right-of-way (four lanes with median and frontage road).

**Traffic Volume:**

From 36,000 vehicles per day at Nimitz Freeway to 14,000 vehicles per day at Peralta Boulevard.

**Existing Land Uses:**

Commercial to Blacow Road, Residential to Argonaut Way, and Commercial/Residential to Mission Boulevard.

**Topography:**

Flat.

**Landscaping Theme:**

Sweet Gum (Liquidambar).

**Outstanding Features:**

1. Eastbound, continuous vista of hills.
2. Occasional views of Mission Peak, Central Park and Shinn Park.
3. View of underpass at Overacker and BART.

**Disruptive Elements:**

Some parking lots could benefit from additional screening.

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# Landscaping

## Section A – Interstate I-880 to Blacow Road

**Street Trees:** North Side – None existing up to Blacow Road; South Side – Liquidambar (Sweet Gum) planted from freeway exit ramp to one block east of Farwell Drive. GEMCO Shopping Center frontage has a mixed variety of trees which serve as a screen between the avenue and the parking lot. Elms and pines dominate the area.

Both sides developed; center divider developed; mixed variety shrubs and trees; no lawns in this section.

**Designated Tree:** Liquidambar.

**Note:** Because of the shopping center concept of development and the fact that all maintenance of planted areas are the responsibility of the shopping center, no street tree installations were required. The GEMCO landscape design was completed by the developer before the City had a chance to enforce the use of specific varieties of street trees.

## Section B – Blacow Road to Sutter Drive

**Street Trees:** North Side – Mixed planting (Liquidambar, Eucalyptus, Canary Island Pine); South Side – Eucalyptus, Canary Island Pine.

**Designated Tree:** Liquidambar.

**Frontage Road Trees:** Flowering Plum.

**Median Landscape:** Fully developed center divider – mixed shrubs, trees and lawns.

**Intersection Landscaping (Mowry and Sutter):** Aleppo Pines and Junipers.

## Section C – Sutter Drive to Fremont Boulevard

**Street Trees:** North Side – Eucalyptus and Canary Island Pines; South Side – Flowering Plum and Canary Island Pine changing to Liquidambar just before Fremont Boulevard.

**Median Landscape:** Fully developed center divider – mixed shrubs, trees and lawn.

**Frontage Road:** North Side – Carob trees; South Side – Holly Oaks.

**Intersection Landscape (Argonaut and Mowry):** Aleppo Pines and Junipers northwest corner only.

## **Section D – Fremont Boulevard to Civic Center Drive**

***Street Trees:*** North Side – Primarily Liquidambar; South Side – Liquidambar.

***Median Landscape:*** Trees – Canary Island Pine, Eucalyptus, Liquidambar; Shrubs – Junipers, Jasmine, Lily of the Nile.

***Designated Tree:*** Liquidambar.

## **Section E – Civic Center Drive to Peralta Boulevard**

***Street Trees:*** North and South Sides – Liquidambar planted up to BART overpass.

***Note:*** From BART overpass to Peralta Boulevard is presently undeveloped and in agriculture. Future development will include continuation of Liquidambar trees as main street element to Peralta Boulevard.

New center divider from Peralta to Overacker – Mixed shrubs and trees; no lawns.

At Peralta Boulevard and Mowry Avenue intersection – Two large triangled traffic islands with lawns, shrubs and trees.

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# **Thematic Tree**

Sweet Gum (Liquidambar) – Entire length of Mowry Avenue

# Stevenson Boulevard

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## Fact Sheet

**Limits of Route:**

From I-880 to Mission Boulevard.

**Length:**

Approximately 2.8 miles.

**Type and Width:**

Thoroughfare; varies from a 104 foot wide right-of-way (four lanes with median) to a 168 foot right-of-way (four lanes with median and frontage road).

**Traffic Volume:**

From 22,000 vehicles per day at I-880 to 5,000 vehicles per day at Mission Boulevard.

**Existing Land Uses:**

Primarily residential and commercial from I-880 to Paseo Padre Parkway and the City Government Center and undeveloped land from Paseo Padre Parkway to Mission Boulevard.

**Planned Land Uses:**

1. California State School for the Deaf and the Blind, north of Stevenson Boulevard and east of Mission Boulevard.
2. Pedestrian mall between the City Government Center and the BART Station.

**Topography:**

Flat.

**Landscaping Theme:**

Holly Oak and Brazilian Pepper Trees.

**Outstanding Features:**

1. Eastbound, continuous vista of hills.
2. View of Mission Peak, Niles Canyon, Central Park and the City Government Center.

**Disruptive Elements:**

Some parking lots could benefit from additional screening.



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# Landscaping

## Section A – Interstate I-880 to Blacow Road

**Street Trees:** North Side – Eucalyptus and Holly Oak mixed; South Side – Tulip tree; Proposed – Holly Oak.

**Median Landscape:** Informal Pattern Arrangement; Trees – Deodar Cedars; Shrubs – Junipers, Pink Indian Hawthorne, Photinia.

**Backup Landscaped Areas:** Ground Cover – Hypericum; Trees – Canary Island Pine; Shrubs – Junipers.

**Note:** Holly Oak or other tree species of similar size and shape are presently planted along the main drive of Stevenson Boulevard from I-880 east to Davis Street. The frontage roads have different species planted and vary from section to section. Holly Oak or Brazilian Pepper prevail and should be used as the main street tree along this length of Stevenson Boulevard.

## Section B – Blacow Road to Sundale Drive

**Street Trees:** North Side – Holly Oak; South Side – Trees non-existent – open area; Proposed – Holly Oak.

**Median Landscape:** Fully developed center divider with a mixed variety of shrubs and trees; no lawns.

**Intersection Landscape (Sundale and Besco):** Groundcover and Aleppo Pines consistent with all intersections on this boulevard from I-880 to Fremont Boulevard.

## Section C – Sundale Drive to Besco Drive

**Street Trees:** North Side – Brazilian Pepper; South Side – Brazilian Pepper.

**Median Landscape:** Fully developed center divider with a mixed variety of shrubs and trees; no lawns.

**Frontage Road Trees:** North Side – Ginkgo; South Side – Fruitless Mulberry.

**Intersection Planting (Besco and Davis):** Groundcover and Aleppo Pines.

## Section D – Besco Road to Davis Street

***Street Trees:*** North and South Sides – Brazilian Pepper changes to Holly Oak halfway to Davis Street.

***Median Landscape:*** Fully developed center divider – mixed variety of shrubs and trees; no lawn.

***Frontage Road Trees:*** North Side – Ginkgo trees from Section C are discontinued; South Side – Mulberrys through next Section E.

***Intersection Landscape (Besco and Davis):*** Groundcover and Allepo Pines.

#### **Section E – Davis Street to Fremont Boulevard**

***Street Trees:*** North Side – East of Davis-Stevenson intersection, street trees discontinue except for a 100-yard stretch in front of Apple Apartments where Liquidambar trees have been planted; South Side – Brazilian Pepper are discontinued and California Pepper is used to a point 100 yards west of the Stevenson-Fremont intersection.

***Median Landscape:*** Fully developed center divider – mixed variety of shrubs and trees; no lawn.

***Frontage Road Trees:*** North Side – None; South Side – Mulberry trees continue to the same point as the California Peppers within 100 yards of Fremont Boulevard.

***Intersection Planting:*** With a gas station on one corner and a professional building on another and two vacant corner lots, there is no unifying landscape element at present.

#### **Section F – Fremont Boulevard to Paseo Padre Parkway**

***Street Trees:*** North Side – For 200 yards east of Fremont-Stevenson Boulevard intersection, Moraine Ash are planted. Agriculture fields occupy the rest of the north side of Stevenson Boulevard up to Mission Boulevard; South Side – Moraine Ash line the street to Paseo Padre Parkway.

***Median Landscape:*** None at present.

#### **Section G – Paseo Padre Parkway to Police Access Road**

***Street Trees:*** North Side – Alders in front of condominiums across from City Hall; South Side – Deodar Cedars line part of Stevenson Boulevard up to civic center entrance. Alders in front of condos across from City Hall; Sycamore trees in front of new library and City Hall. Tulip trees across from library.

***Median Landscape:*** No median exists. When developed, they should relate to the surrounding park-like setting, consistent with the median design in Section A.

***Intersection Landscape:*** Both the intersections of Paseo Padre Parkway and Stevenson and Mission Boulevard and Stevenson are open and not fully landscaped to any degree that indicates a continuity of design.

**Summary:** There are several different landscape situations that exist along Stevenson Boulevard. Different species of trees and landscape shrubs are used in the situations to accomplish certain effects. Not all the varieties used are the best possible choice; however, at the time of installation, they were determined to be such. Specific street designs have already been established; they should be maintained as is, rather than changed.

A certain amount of flexibility must be maintained in street tree and landscape material selection and design because of varying site conditions. Due to the existing variety in soil types, physical surroundings and micro climates, the use and design of plant material will vary. Nevertheless, it is possible through design to develop a general theme throughout a scenic route system within the city.

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## Thematic Trees

Holly Oak and Moraine Ash

Holly Oak – From I-880 to Fremont Boulevard

Moraine Ash – From Fremont Boulevard to Mission Boulevard